



INTERPRETATIONS & APPLICATIONS
OF BUILDING CODES & REGULATIONS #04-7

CODE SECTION: IBC 105.5

10/05/04

SUBJECT : EXPIRED PERMITS

If the work authorized on a site by permit is suspended or abandoned as evidenced by no inspection for a period of 180 days, before such work can be recommenced, a new permit shall be first obtained to do so. Provided no changes have been made or will be made in the original plans and specifications, the fee shall be :

- a. for the first 90 days following expiration; a fee equal to the base fee, as required by the original permit.
- b. for 91 through 180 days following expiration; one half the amount required for a new permit.
- c. for more than 180 days following expiration; mandatory inspection of the project at the hourly reinspection fee (minimum one hour), inspection of relevant phases at the hourly reinspection fee, and one half the amount required for a new permit.
- d. for more than 180 days following expiration, if different building codes have been adopted, a plan review indicating how the project will comply with the new requirements, must be submitted and approved, at the hourly review fee (minimum one hour), mandatory inspection of the project at the hourly reinspection fee, inspection of relevant phases at the hourly reinspection fee, and one half the amount required for a new permit.

IBC 105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Work in progress inspections will be performed, on request, when evidence of continuing activity is needed. The building official or building inspection manager is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

From the 1997 UBC amendments

Expiration. Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. 'Work in Progress Inspections' will be performed, on request, when evidence of continuing activity is needed. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work.